

MAESYRONNEN FARMHOUSE

MAESLLWCH

Nr. GLASBURY, HAY-ON-WYE, POWYS HR3 5NJ

**6 Bedroom Traditional Farmhouse with outbuildings and
stunning views over the Wye Valley & Black Mountains**



2 Reception Rooms, Study, Kitchen, Scullery (with separate WC), Utility, 2 Bathrooms
(1 Ensuite), 6 Bedrooms. Oil-fired Central Heating,

3 Paddocks (totalling 1.16 acres) Available by Separate Negotiation.

Located Approximately 5 Miles From Hay-on-Wye.

TO LET

Unfurnished for a Period of 12 months on an Assured Shorthold Tenancy
at a Rent of £1,250 per Calendar Month

VIEWING - Strictly By Appointment Through The Sole Letting Agents

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PROPERTY MISDESCRIPTIONS ACT

- (1) All measurements are approximate.
- (2) While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the agents, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property.

SITUATION

The property is located on the Maesllwch Estate approximately 5 miles north of Hay-on-Wye and is easily accessed from the A438. Maesyronnen Farmhouse is approximately 5 miles from Hay-on-Wye, 13 miles from Brecon, 25 miles from Hereford, 33 miles from Merthyr Tydfil and 55 miles from Cardiff.

THE PROPERTY

Maesyronnen Farmhouse is a detached traditional two-storey stone farmhouse enjoying spectacular panoramic views over the Wye Valley and the Black Mountains beyond.

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR

Front Door leading into:

Front Hallway with stairs to first floor landing and doors to:-

Reception Room 1 (4.64m x 3.92m) with south east facing window, open fireplace, radiators, exposed wooden flooring, 2 double electricity sockets, pendant light and exposed beams.

Reception Room 2 (6.01m x 3.80m) with south east and south west facing windows, wood burning stove, 2 radiators, fitted carpet, 4 double electricity sockets, 2 pendant lights, phone socket, TV and satellite aerial points and fitted shelves.

Study (2.74m x 2.36m) with single south east facing window, radiator, fitted carpet, 2 double electricity sockets, pendant light, phone socket and fitted storage units incorporating a desk space.

Rear Hall Way with rear stairs to first floor, door to outside and doors leading to:

Kitchen (4.60m x 3.75m) with large window facing north west, tiled floor, radiator, 5 double electricity sockets, strip light, range of fitted kitchen units with built in stainless steel single draining sink unit with mixer tap over, dish washer point, large gas range cooker and small window into Reception Room 2.

Scullery (5.39m x 4.19m) with north west facing window, flagstone floor, Tranco oil fired boiler with wall mounted timer and controls, pendant light, UV water filter, large stone sink with plumbing for washing machine off. Separate WC with wash hand basin. From the scullery a door leads into:

Utility (4.73m x 4.56m) with north and east facing windows, radiator, flagstone floor, 2 double sockets, 2 strip lights, phone socket, range of fitted shelving and doors to outside and into:

Walk In Larder (4.74m x 1.96m) with flagstone floor, pendant light and a range of fitted shelves.

Basement Cellar (6.05m x 2.73m, 3.86m x 3.68m & 6.96m x 3.99m) which is divided into three separate rooms and can be accessed from either the Rear Hallway or directly from outside.

FIRST FLOOR

Stairs from both the front and back hallways lead up to the landing with doors to:-

Master Bedroom 1 (4.63 m x 3.95m) with south east facing window, fitted carpet, radiator, 2 double electricity sockets, 2 single electricity sockets, pendant light and fitted storage cupboard with clothes rail and shelving. Door into

Ensuite Bathroom with north east facing window, laminate flooring, cluster light, WC, wash hand basin and bath with shower attachment.

Bedroom 2 (3.69m x 2.78m) with south east facing window, laminate flooring, radiator, double electricity socket and pendant light.

Bedroom 3 (3.90m x 3.65m) with south east facing window, fitted carpet, radiator, double electricity socket, pendant light, full length fitted cupboard and a range of fitted cupboard incorporating a desk space.

Bedroom 4 (3.05m x 3.04m) with south west facing window, fitted carpet, 2 double electricity sockets and pendant light.

Family Bathroom (4.15m x 3.65m) with north west facing window, laminate flooring, part tiled walls radiator, 3 lights, WC, wash hand basin, bath, free standing shower unit with electric shower and airing cupboard housing lagged hot water tank with immersion heater.

Bedroom 5 (3.58m m x 2.46m) with north west facing window, fitted carpet, radiator, 2 double electricity sockets and pendant light.

Bedroom 6 (4.22m x 3.56m) with north west facing window, fitted carpet, radiator, double electricity socket, pendant light fitted storage cupboards incorporating a desk space.



INTERNAL STORAGE SPACE

As well as having a large basement cellar and utility area the property has cupboards in the front hall and on the first floor landing.

OUTBUILDINGS

To the west and north of the property there are a range of stone barns creating a courtyard area. The buildings briefly comprise the following:

Stone Barn 1 (Garaging) with five open bays with stone archway, each bay measures approximately 3.63m x 2.54m. Stone steps outside the barn lead up to a loft space over which measures approximately 18.10m x 2.48m.

Stone Barn 2 a traditional hay barn measuring approximately 10.13m x 7.10m.

Stone Barn 3 an L shape barn providing 5 separate storage spaces with potential for use as stabling.

GARDEN

The property has its main garden to the south with a small additional area to the east running along the front of the house. The garden to the south is of split level with the level closer to the house laid to lawn and the lower level a vegetable/herb garden.

GARAGING & CAR PARKING

As well as the garaging in the outbuildings the property has a gravelled car parking area to the east outside the front door and a large additional area within in the courtyard.

GRAZING PADDOCKS

There is an option of taking up to three separate grazing paddocks under separate annual licence agreements. Two of the paddocks are directly adjoining the property, whilst the third is on the opposite side of the lane outside the property. The 3 paddocks are approximately 1.16 acres in total.

FIXTURES AND FITTINGS

Whilst the property is to be let unfurnished, fitted carpets will be provided in a number of rooms and wood burning stoves provided in the main reception room and utility. All fixtures and fittings will remain the property of the Landlord and will be listed on an Inventory that will be included with the Tenancy Agreement.

DEPOSIT

A deposit of £2,000 will be payable on signing the Tenancy Agreement and will be returnable at the end of the Tenancy provided the terms of the Agreement have been complied with fully and in accordance with a statutory insurance-based tenancy deposit scheme run by Tenancy Deposit Solutions Ltd

TERM

The property will be offered, subject to contract, on an Assured Shorthold Tenancy for a period of 12 months at a rent of £1,250 per calendar month, payable by standing order.

The Tenant will be required to reimburse the Landlord for half the cost of preparing the Tenancy Agreement (£100 plus VAT).

Prospective tenants must also provide information to a reference checking agency as part of their application for the Tenancy, for which there is an additional charge of £41 per prospective tenant.

OUTGOINGS

The Tenant will be responsible for paying all outgoing including the Council Tax (Band "E"), electricity, telephone, oil for the central heating and for minor internal repairs and decorations.

SERVICES

Mains electricity, mains water and private drainage. Telephone subject to BT transfer regulations. Oil-fired central heating.

DIRECTIONS

From the A438 the property can be reached by turning off north onto the minor road approximately 1 mile from Glasbury. The turning is signposted for Maesyronnen Chapel. Proceed north along this minor road for approximately 0.4 miles (0.65km) and on reaching the top of the hill the property can be found on the left hand side. A location plan of Maesyronnen Farmhouse is also attached.

LOCAL FACILITIES

Schools – The property is well located for both primary & secondary schools.

Primary – situated at Clyro and Hay-on-Wye.

Secondary - Gwernyfed High School in Three Cocks, Brecon High School and Christ College, Brecon. The latter offers private education for boys and girls.

Supermarkets – Co-Operative and Londis in Hay-on-Wye and Morrisons in Brecon.

Sport –

Fishing & canoeing on the River Wye and Usk.
Golf - 9 hole Brecon Golf Course and Summerhill Golf Course and 18 hole course at Cradoc Golf Course.

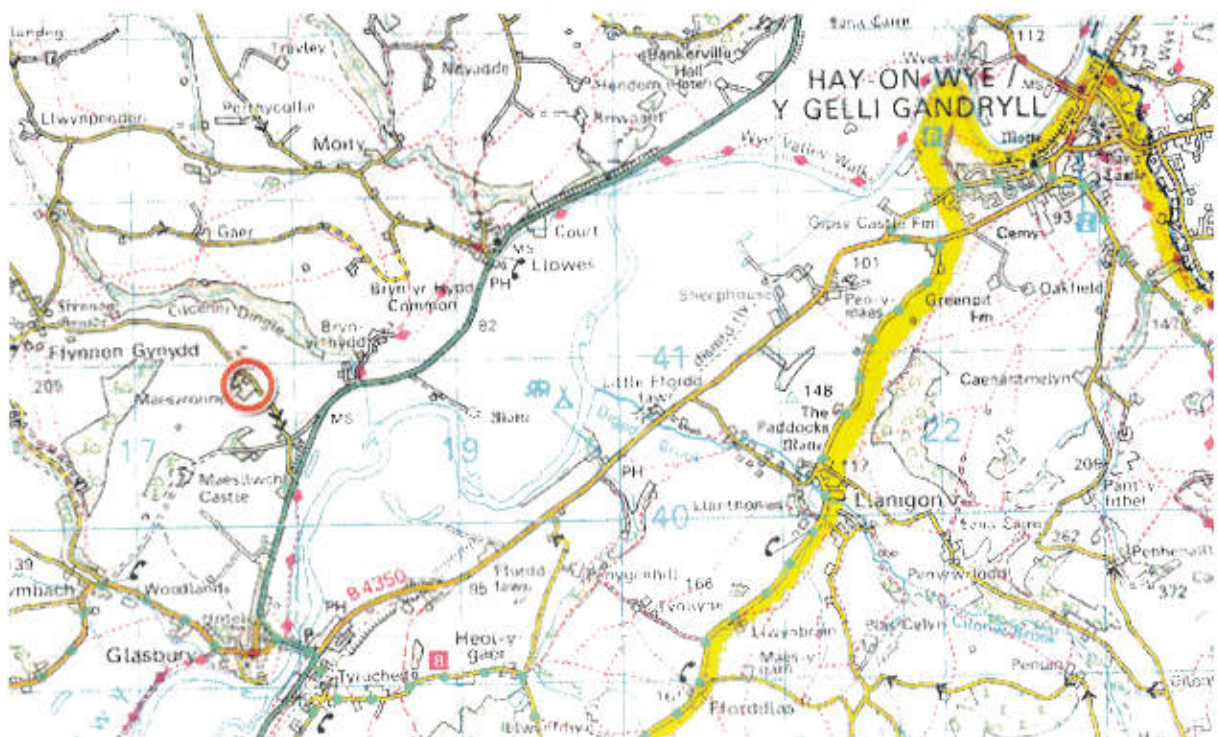
Sailing & other water sports - Llangorse Lake.
Pony trekking and walking in the Brecon Beacons & Black Mountains.

Cinema - The Coliseum, Brecon.

Theatre - Theatre Brycheiniog, Brecon.

Restaurants & Pubs – The Harp Inn, The River Café (Glasbury-on-Wye), The Three Cocks Hotel, The Barn (Three Cocks), The Baskerville Arms (Clyro), Llangoed Hall (Llyswen)

Festivals – Hay Literary Festival (May), Brecon Jazz Festival (August).



Energy Performance Certificate



Maesyronnen Farm,
Glasbury,
HEREFORD, HR3 5NJ

Dwelling type: Detached house
Date of assessment: 26 September 2008
Date of certificate: 26 September 2008
Reference number: 2568-3008-6211-5118-2014
Total floor area: 390 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | 28 | 41 | (21-38) F | 23 | 34 |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 379 kWh/m ² per year | 289 kWh/m ² per year |
| Carbon dioxide emissions | 32 tonnes per year | 24 tonnes per year |
| Lighting | £306 per year | £182 per year |
| Heating | £3,815 per year | £2,935 per year |
| Hot water | £320 per year | £249 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome